

In re:
Jeannine D. Drost
Debtor(s)

Case No. 18-17955-elf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Dec 23, 2020

User: Adminstra
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 25, 2020:

Recip ID	Recipient Name and Address
db	+ Jeannine D. Drost, 627 New Street, Spring City, PA 19475-1640

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 25, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 23, 2020 at the address(es) listed below:

Name	Email Address
GARY E. THOMPSON	on behalf of Debtor Jeannine D. Drost get24esq@aol.com
JEROME B. BLANK	on behalf of Creditor Pennymac Loan Services LLC paeb@fedphe.com
REBECCA ANN SOLARZ	on behalf of Creditor Pennymac Loan Services LLC bkgroup@kmlawgroup.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq.	on behalf of Trustee WILLIAM C. MILLER Esq. ecfemails@ph13trustee.com, philaecf@gmail.com
WILLIAM C. MILLER, Esq.	ecfemails@ph13trustee.com philaecf@gmail.com

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TOTAL: 6

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re: Jeannine Drost : Chapter 13
:
Debtors : Bankruptcy No. 18-17955

ORDER

AND NOW, 23rd day of December 2020, upon consideration of the Motion to Sell Real Property filed by Debtors, upon notice to all interested parties, any response thereto, is hereby

ORDERED that Debtors are authorized to sell their real property at 627 New Street, Spring City, PA 19475 (“Property”), free and clear of all liens and encumbrances, except that of first mortgage holder, PennyMac Mortgage, which will be paid in full at closing, for the sale price of Three Hundred and Ten Thousand Dollars (\$310,000.00), pursuant to the terms of a certain real estate agreement of sale, to the buyers thereunder, Kirsten Ebersole and Jennifer Dickson (“Buyers”), who have been represented to purchasing the Property at arms-length.

IT IS THEREBY FURTHER ORDERED, that if the aforementioned sales price is insufficient to pay off the first mortgage holder in full, that the sale will be subject to PennyMac Mortgage’s final approval. In addition, the payoff quote as provided by PennyMac Mortgage is only good through January 4, 2021 and if closing does not occur before said date, new payoff quote may be required.

After paying all liens in full and all costs of sale, the title clerk shall pay to William C. Miller, Chapter 13 Trustee, the balance of the Debtor’s net sales proceeds, if any, to the extent they may exceed the Debtor’s statutory exemption of twenty five thousand one hundred dollars (\$25,100.00), to be held by the standing trustee as a special receipt, to be available under debtors’ plan for distribution to unsecured creditors. Debtor shall immediately amend her plan, consistent with this Order and the sale of the Property.



Eric L. Frank
U.S Bankruptcy Judge